

NOTICE OF PUBLIC HEARING(S)

*Mailed / Copied  
1/7/2022 KH*

This notice provides options to access to the Planning Commission and Board of County Commissioners' hearings on the following Quasi-Judicial land use matter. **The item is scheduled for the Thursday, January 20, 2022 Planning Commission beginning at 9:00 a.m. located in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs and the Tuesday, February 1, 2022 Board of County Commissioners' hearing beginning at 1:00 p.m. located in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.**

SF-21-023

GREEN

**VACATION AND REPLAT  
CLOVERLEAF FILING NO. 2**

A request by PT Cloverleaf, LLC, for approval to vacation and replat of a portion of a tract into 131 single-family residential. The 37.28-acre property is zoned RS-5000 (Residential Suburban) and is located immediately north of Higby Road and east of Jackson Creek Parkway and within Sections 23 and 24, Township 11, and Range 67 West of the 6th P.M. (Parcel No. 71242-02-236) (Commissioner District No. 1)

**Type of Hearing: Quasi-Judicial**

**Planner: John Green (JohnGreen@elpasoco.com)**

El Paso County is committed to full access and transparency while the community works through the COVID-19 crisis. That also means balancing public safety and keeping essential parts of County government open for business. You are welcome to appear in person at the hearing or attend the hearing remotely.

**Watch the Live Hearings Remotely**

If you are interested in watching the Planning Commission or Board of County Commissioners' hearing live, please go to <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled time of the hearing. Staff will be monitoring the County's Live feed, so please feel free to ask questions or provide any comments you might have; however, any testimony you wish to provide must be done by following the "Participate Remotely" procedures listed below.

**Participate Remotely**

If you would like to provide testimony on an item being heard by the Planning Commission or the Board of County Commissioners, please email Elena Krebs at [PCDhearings@elpasoco.com](mailto:PCDhearings@elpasoco.com) with your name and the best phone number to be reached at and include any documents you would like provided to the hearing body as part of the official record. When it's time for public testimony on the item you'd like to testify on, you will receive a phone call at the number you provided and will be brought into the meeting remotely so you can address the hearing body. **NOTE: New exhibits are not permitted via email the day of hearing. All exhibits must be emailed to Ms. Krebs no later than one day prior to each of the above listed hearings. Whether you are attending remotely or in person, kindly note there is a three (3) minute time limit on public comments and/or presentations.**

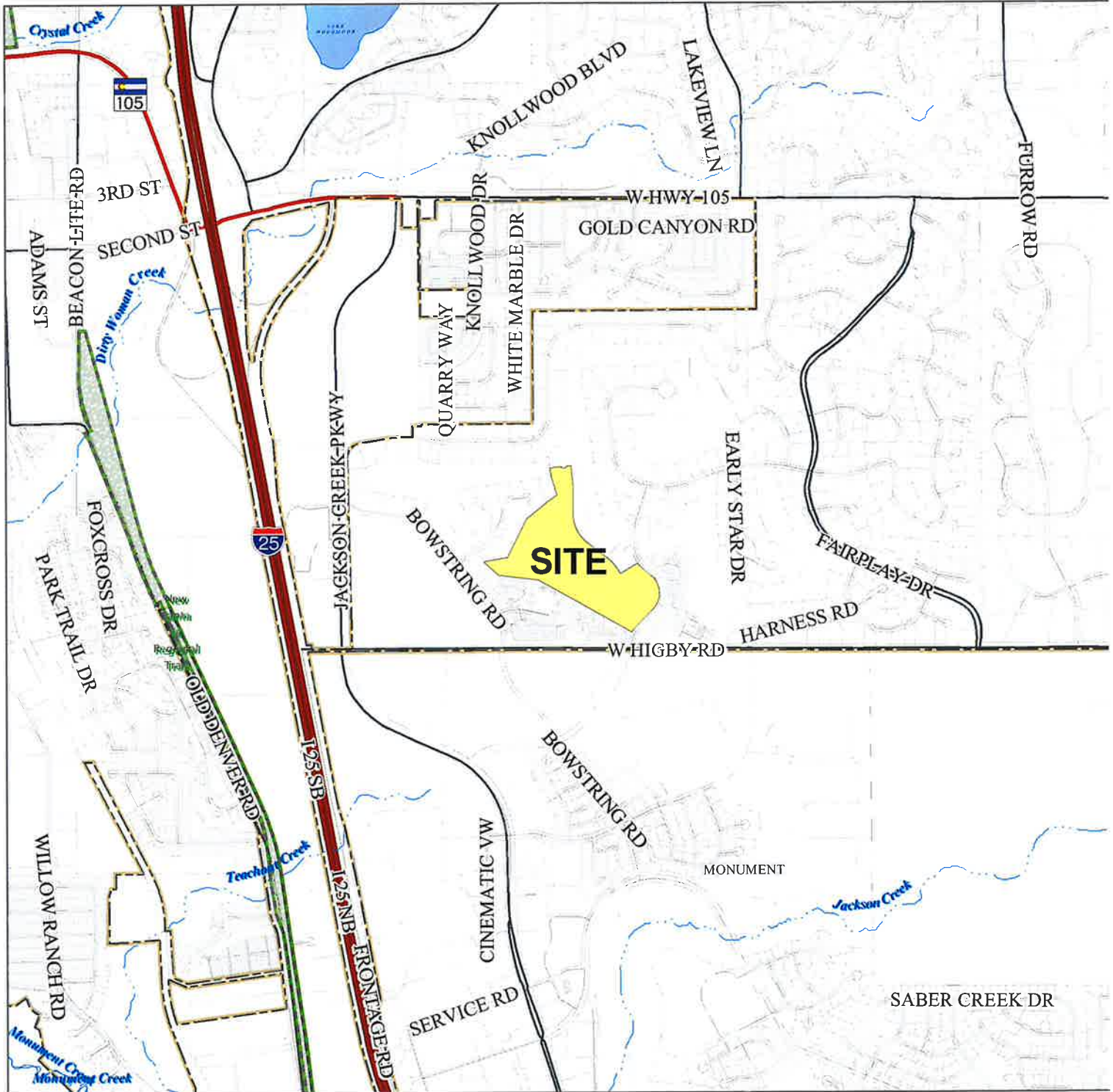
Please visit <https://epcdevplanreview.com/Public/ProjectDetails/158589> to view the Staff Report and all other documents related to this hearing item.

# El Paso County Parcel Information

File Name: SF-21-023

Zone Map No.: --

Date: January 3, 2022



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 (719) 520-6600



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7124202074  
ALLEN WILLIAM R  
1242 TIMBER RUN HTS  
MONUMENT, CO 80132

7124204130  
AMIDEI IVALENE  
17072 BLUE MIST GRV  
MONUMENT, CO 80132

7124202079  
AUDETTE JANELL F  
1297 TIMBER RUN HTS  
MONUMENT, CO 80132

7124202072  
AUNG LU MIN  
1254 TIMBER RUN HTS  
MONUMENT, CO 80132

7124204137  
BATES DENNIS A  
888 TIMBER LAKES GRV  
MONUMENT, CO 80132

7124202020  
BAUTH VICKIE  
1120 MAGIC LAMP WAY UNIT 2  
MONUMENT, CO 80132

7124202181  
BECK RACHEL  
1046 WALTERS PT  
MONUMENT, CO 80132

7123103004  
BEDOYA ANDREI  
17265 LEGGINS WAY  
MONUMENT, CO 80132

7124204135  
BEER ALICIA L  
887 TIMBER LAKES GRV  
MONUMENT, CO 80132

7124202231  
BLOOM JAMES C  
1813 EDWARD WAY  
PITTSBURGH, PA 15203

7124204148  
BOPP RICHARD N JR  
1140 GENERALS HWY  
CROWNSVILLE, MD 21032

7124202071  
BOTVINIK REBECCA M  
1350 BOWSTRING RD  
MONUMENT, CO 80132

7124202212  
BREESE DEWAYNE D  
405 WOLVERINE WAY  
MONUMENT, CO 80132

7124202214  
BURNING BUSH POINT LLC  
15025 BRONCO DR  
COLORADO SPRINGS, CO 80921

7124202229  
CALLAN JAMES  
905 BURNING BUSH PT  
MONUMENT, CO 80132

7123103003  
CAMPBELL STACY  
17285 LEGGINS WAY  
MONUMENT, CO 80132

7124202073  
CAPISTRANO RENATO H  
1248 TIMBER RUN HTS  
MONUMENT, CO 80132

7124202193  
CARLSEN JAMES RICHARD  
1047 WALTERS PT  
MONUMENT, CO 80132

7124204115  
CARLSON NANCY  
17012 BLUE MIST GRV  
MONUMENT, CO 80132

7124202210  
CASTLEBERRY LACEY  
940 BURNING BUSH PT  
MONUMENT, CO 80132

7124202176  
CHALANDE PIERRE A  
1009 BURNING BUSH PH  
MONUMENT, CO 80132

7124204114  
CHAU WAIFU  
17008 BLUE MIST GRV  
MONUMENT, CO 80132

7124202189  
CHEN ZHU  
996 BURNING BUSH PT  
MONUMENT, CO 80132

7123103006  
COLEMAN BRAD A  
17235 LEGGINS WAY  
MONUMENT, CO 80132

7124202049  
COUNTRY RIDGE ESTATES RENTALS  
LLC  
100 FILLMORE ST 5TH FLOOR  
DENVER, CO 80206

7124204136  
COX DARREN  
15714 BLUE PEARL CT  
MONUMENT, CO 80132

7124204038  
CROWLEY LESLIE L  
17159 BLUE MIST GRV  
MONUMENT, CO 80132

7124202036  
CRUM MARILYN K  
PO BOX 1113  
MONUMENT, CO 80132

7124204132  
DE BORD TIMOTHY L  
5420 MOUNT DR  
SCHERERVILLE, IN 46375

7124204117  
DEMARCO ANTHONY ALLAN  
17020 BLUE MIST GRV  
MONUMENT, CO 80132



7124202170  
DITTMER STEVAN W  
1017 BURNING BUSH PT  
MONUMENT, CO 80132

7124202068  
DUFFY PAMELA S  
1278 TIMBER RUN HTS  
MONUMENT, CO 80132

7124202085  
DURINGER VALERIE  
4975 CHIPPEWA DR  
LARKSPUR, CO 80118

7124202056  
ELLIS MERRILEE  
1352 WALTERS PT  
MONUMENT, CO 80132

7124202082  
ESTES ANDREA L  
1279 TIMBER RUN HTS  
MONUMENT, CO 80132

7124202208  
FAMIGLIETTI DAVID G  
17010 CROSS TIMBERS GRV  
MONUMENT, CO 80132

7124202080  
FERGUSON THOMAS C  
3940 SADDLE ROCK RD  
COLORADO SPRINGS, CO 80918

7124202075  
FLINK ARI J  
6558 JEREMIE CT  
SAN JOSE, CA 95120

7124202042  
FOLEY JOHN WILLIAM  
2060 SILKWOOD DR  
COLORADO SPRINGS, CO 80920

7124202023  
FREETON HOLDING LLC  
834-F S PERRY ST #336  
CASTLE ROCK, CO 80104

7124202213  
FRIEDERICKS DIANE JOY  
928 BURNING BUSH PT  
MONUMENT, CO 80132

7124204037  
GIBSON TODD J  
3780 HIGHVIEW DR  
COLORADO SPRINGS, CO 80908

7124202063  
GIDEON LANCE  
1310 WALTERS PT  
MONUMENT, CO 80132

7124202204  
GITHARA JOHN G  
964 BURNING BUSH PT  
MONUMENT, CO 80132

7124204146  
GRANT GARY H  
2527 CALLEJON DR NE  
ALBUQUERQUE, NM 87112

7124202173  
GUERRERO ROSALIE M  
1029 BURNING BUSH PT  
MONUMENT, CO 80132

7124202022  
HARNESS WENDY S  
1120 MAGIC LAMP WAY UNIT 6  
MONUMENT, CO 80132

7123103002  
HARVEY ROBERT C  
17325 LEGGINS WAY  
MONUMENT, CO 80132

7124202025  
HAU LIHN NGOC  
790 WINDING HILLS RD  
MONUMENT, CO 80132

7124202192  
HERNANDO & JEANNETTE HERNANDEZ  
1053 WALTERS PT  
MONUMENT, CO 80132

7124202180  
HESS AMANDA K  
1052 WALTERS PT  
MONUMENT, CO 80132

7123103005  
HOLLINGSWORTH BRIAN K  
17245 LEGGINS WAY  
MONUMENT, CO 80132

7124202081  
HOWARD DONNA L  
1285 TIMBER RUN HTS  
MONUMENT, CO 80132

7124202203  
HP COLORADO I LLC  
120 S RIVERSIDE PLAZA  
CHICAGO, IL 60606

7124202046  
IOZZI DOLORES E  
1030 MAGIC LAMP WAY UNIT 5C  
MONUMENT, CO 80132

7124204131  
JAYNAN LLC  
3980 FOXCHASE WAY  
COLORADO SPRINGS, CO 80908

7124204147  
JENSEN NICHOLAS FRASER  
17164 BLUE MIST GRV  
MONUMENT, CO 80132

7124202177  
JEPSON BRYAN  
1005 BURNING BUSH PT  
MONUMENT, CO 80132

7124204129  
JONES DAVID  
17068 BLUE MIST GRV  
MONUMENT, CO 80132

7124202211  
JONES KATHRYN ANN TRUST  
8653 W MELINDA LN  
PEORIA, AZ 85382

7124202171  
JONES TIMOTHY D  
1021 BURNING BUSH PT  
MONUMENT, CO 80132

7124202019  
KIRBY STEVEN C  
1120 MAGIC LAMP WAY APT A  
MONUMENT, CO 80132

7124202061  
LANG ARIANNA L  
1322 WALTERS PT  
MONUMENT, CO 80132

7124204113  
LITTRELL GLENN L SR  
17004 BLUE MIST GRV  
MONUMENT, CO 80132

7124202027  
MAY MICHAEL  
9585 MOHAWK TRAIL  
CASCADE, CO 80809

7124202035  
MEYERS BRIAN A  
1160 MAGIC LAMP WAY APT D  
MONUMENT, CO 80132

7124202179  
MORENO DOLORES KYLE  
1058 WALTERS PT  
MONUMENT, CO 80132

7124202066  
NAJDZION MATTHEW D  
1290 TIMBER RUN HTS  
MONUMENT, CO 80132

7124202047  
NELSON SPENCER T  
1030 MAGIC LAMP WAY UNIT 5D  
MONUMENT, CO 80132

7124204134  
PALMER ONE LLC  
23 COMMERCE ST  
COLORADO SPRINGS, CO 80907

7124202077  
KENEFICK JOHN J  
1224 TIMBER RUN HTS  
MONUMENT, CO 80132

7124202083  
KUPFER MARGARET J  
1273 TIMBER RUN HTS  
MONUMENT, CO 80132

7124202060  
LEGACY INVESTMENTS LLC  
405 SAINT MORITZ WAY  
MONUMENT, CO 80132

7124202043  
MAESTAS LINDA B  
1050 MAGIC LAMP WAY UNIT D  
MONUMENT, CO 80132

7124204128  
MEIFERT FAMILY TRUST  
13524 E CEDARPINE LN  
MOORPARK, CA 93021

7124202191  
MITCHELL MARLENE D  
988 BURNING BUSH PT  
MONUMENT, CO 80132

7124202040  
MORRELL MARY  
1050 MAGIC LAMP WAY UNIT E  
MONUMENT, CO 80132

7124202006  
NASH PETER B  
17380 LEGGINS WAY  
MONUMENT, CO 80132

7124202057  
NOLT ALAINE K  
1346 WALTERS PT  
MONUMENT, CO 80132

7124202194  
PERKIN VALERIE L  
1041 WALTERS PT  
MONUMENT, CO 80132

7124202232  
KING JOSEPH E  
917 BURNING BUSH PT  
MONUMENT, CO 80132

7124204036  
LAANSMA JAN E  
17167 BLUE MIST GRV  
MONUMENT, CO 80132

7124202206  
LINDSTROM IMA R  
17018 CROSS TIMBERS GRV  
MONUMENT, CO 80132

7124202230  
MAHDER MITCHELL  
909 BURNING BUSH PT  
MONUMENT, CO 80132

7124204138  
MERCHANT DANIEL EDWARD  
878 TIMBER LAKES GRV  
MONUMENT, CO 80132

7124202028  
MOONSTONE ENTERPRISES LLC  
13849 RIVERCREST CIR  
COLORADO SPRINGS, CO 80921

7124202086  
MURRAY ALAN  
9323 PRAIRIE DUNES RD  
PEYTON, CO 80831

7124202064  
NEDBALSKI ASHLEY E  
1304 WALTERS PT  
MONUMENT, CO 80132

7124202026  
OLSON ANNETTE T  
430 HARNESS WAY  
MONUMENT, CO 80132

7124202174  
PLEASANT PROPERTIES LLC  
3303 SW 77TH ST  
LINCOLN, NE 68532

7123103007  
PT CLOVERLEAF LLC  
1846 WOODMOOR DR STE 100  
MONUMENT, CO 80132

7124202076  
RAYNER JAMES R  
5930 THURBER DR  
COLORADO SPRINGS, CO 80924

7124202175  
RCKDJ VENTURES LLC  
16680 CURLED OAK DR  
MONUMENT, CO 80132

7124202024  
REED DAVID B  
1120 MAGIC LAMP WAY UNIT 4  
MONUMENT, CO 80132

7124202190  
REMMERT LUCAS  
992 BURNING BUSH PT  
MONUMENT, CO 80132

7124202070  
REYNA MIGUEL JR  
1266 TIMBER RUN HTS  
MONUMENT, CO 80132

7124202059  
ROUNTREE THOMAS  
1334 WALTERS PT  
MONUMENT, CO 80132

7124202048  
SEARLE STANLEY M  
1030 MAGIC LAMP WAY UNIT 5E  
MONUMENT, CO 80132

7124202183  
SIDNEY MANAGEMENT LLC  
1286 KENASHA DR  
LARKSPUR, CO 80118

7124202007  
SINK KEVIN H JR  
17375 LEGGINS WAY  
MONUMENT, CO 80132

7124202205  
SMITH MARIETTA S  
17022 CROSS TIMBERS GRV  
MONUMENT, CO 80132

7124202069  
SOWLES REVOCABLE LIVING TRUST  
42335 WASHINGTON ST STE F  
PALM DESERT, CA 92211

7124202172  
STEFFEL AMY MICHELLE  
1025 BURNING BUSH PT  
MONUMENT, CO 80132

7124202182  
STUMPF JEFFREY M  
1040 WALTERS PT  
MONUMENT, CO 80132

7124202078  
TALBOTT MARTHA A  
1218 TIMBER RUN HTS  
MONUMENT, CO 80132

7124204116  
TATE GREGORY TRUST  
1497 WISHING WELL VW  
MONUMENT, CO 80132

7123103008  
TAYLOR CAMERON W  
17205 LEGGINS WAY  
MONUMENT, CO 80132

7124202029  
TEBAULT DEBORAH ROSE  
17150 PARK TRAIL DR  
MONUMENT, CO 80132

7124202062  
THEKEN NANCY  
9439 BANDLEY DR  
FOUNTAIN, CO 80817

7124202084  
VOGA ROGER  
1261 TIMBER RUN HTS  
MONUMENT, CO 80132

7124202041  
VON SEGGERN YOMBA A  
834-F S PERRY ST PMB 336  
CASTLE ROCK, CO 80104

7124202065  
WAY DANIEL C  
1296 TIMBER RUN HEIGHTS  
MONUMENT, CO 80132

7124202207  
WHELAN RICHARD W  
4954 MUSHROOM ROCK CT  
COLORADO SPRINGS, CO 80924

7124202058  
WHITSON KATHRYN L  
1340 WALTERS PT  
MONUMENT, CO 80132

7124204133  
WINCHESTER LYNN M  
867 TIMBER LAKES GRV  
MONUMENT, CO 80132

7124202235  
WOODMOOR PARK HOMEOWNERS  
4325 N NEVADA AVE #100  
COLORADO SPRINGS, CO 80907

7124202234  
WOODMOOR PARK HOMEOWNERS  
1975 RESEARCH PKWY STE 320  
COLORADO SPRINGS, CO 80920

7124204149  
WOODMOOR PARK HOMEOWNERS  
ASSN INC  
10 N MEADE AVE  
COLORADO SPRINGS, CO 80909

7124202178  
WOOLBRIGHT MATTHEW M  
12 RIVIERA  
TRABUCO CANYON, CA 92679

7124202228  
WORRELL JASON  
925 BURNING BUSH PT  
MONUMENT, CO 80132

7124204029  
WOSC LLC  
902 CARIBOU DR W  
MONUMENT, CO 80132

7124202241  
WOSC LLC  
902 CARIBOU DR W  
MONUMENT, CO 80132

7123102049  
WOSC LLC  
902 CARIBOU DR W  
MONUMENT, CO 80132

7124202038  
Z AHL BRENDAN  
17310 COLONIAL PARK  
MONUMENT, CO 80132

7124202088  
CARI RE PROPERTY 2 LLC  
4865 HIDDEN ROCK RD  
COLORADO SPRINGS, CO 80908

7124202209  
402 RASPBERRY LLC  
17006 CROSS TIMBERS GRV  
MONUMENT, CO 80132

7124202045  
1030 MAGIC LAMP WAY UNIT B LLC  
820 S MONACO PKWY #183  
DENVER, CO 80224

7124202044  
1030 MAGIC LAMP WAY UNIT 5A LLC  
1030 MAGIC LAMP WAY UNIT 5A  
COLORADO SPRINGS, CO 80903

7124202087  
1243 TIMBER RUN LAND TRUST  
545 3RD ST #2302  
MONUMENT, CO 80132

7124202067  
1284 TIMBER RUN HEIGHTS  
545 3RD ST # 2302  
MONUMENT, CO 80132

7124202195  
2002 MUNCEY FAMILY TRUST  
1918 DIAMOND CREEK  
COLORADO SPRINGS, CO 80921

7123103001  
BRG 2013 LLC  
9741 ABINGTON CT  
FAIRFAX, VA 22032